

089.0

0001

0021.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

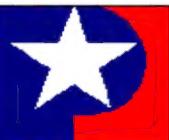
832,000 / 832,000

USE VALUE:

832,000 / 832,000

ASSESSED:

832,000 / 832,000


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
29-31		PINE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: RADOCHIA WILLIAM A	
Owner 2: RADOCHIA JOANNE K	
Owner 3:	
Street 1: 31 PINE STREET	
Street 2:	

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N
Postal: 02474 Type:

PREVIOUS OWNER	
Owner 1: RADOCHIA WILLIAM A/ETAL -	
Owner 2: RADOCHIA JOANNE K & ANN M -	
Street 1: 31 PINE STREET	
Twn/City: ARLINGTON	
St/Prov: MA Cntry:	
Postal: 02474	

NARRATIVE DESCRIPTION
This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2112 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

Code	Descrip/No	Amount	Com. Int

OTHER ASSESSMENTS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

PROPERTY FACTORS

Use	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	70.	1.14	5									399,000						399,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5000.000	433,000		399,000	832,000		56156
							GIS Ref
							GIS Ref
							Insp Date
							11/09/18

Total Card	0.115	433,000	399,000	832,000	Entered Lot Size
Total Parcel	0.115	433,000	399,000	832,000	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	393.94	/Parcel: 393.94	Land Unit Type:

17193!	PRINT	Date	Time
		12/30/21	05:10:35
	LAST REV	Date	Time
		04/30/19	15:47:45
		apro	

Prior Id # 1: 56156	ASR Map:
Prior Id # 2:	Fact Dist:
Prior Id # 3:	Reval Dist:
Prior Id # 1:	Year:
Prior Id # 2:	LandReason:
Prior Id # 3:	BldReason:
CivilDistrict:	
Ratio:	

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RADOCHIA WILLIA	55451-515		9/27/2010	Family		1	No	No	
RADOCHIA JOHN L	25427-579		6/22/1995			99	No	No	A

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
11/9/2018		MEAS&NOTICE								CC		Chris C											
12/16/2008		Meas/Inspect				163		PATRIOT															
1/20/2000		Measured				163		PATRIOT															
12/1/1981						MM		Mary M															

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average	NO ATTIC PDAS.												
Sty Ht:	2 - 2 Story			A Bath:		Rating:														
(Liv) Units:	2	Total: 2			3/4 Bath:		Rating:													
Foundation:	2 - Conc. Block			A 3QBth:		Rating:														
Frame:	1 - Wood			1/2 Bath:		Rating:														
Prime Wall:	4 - Vinyl			A HBth:		Rating:														
Sec Wall:		%			OthrFix:		Rating:													
Roof Struct:	1 - Gable			OTHER FEATURES																
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good	1st Res Grid Desc: Line 1 # Units 2												
Color:	WHITE			A Kits:	1	Rating:	Average	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Frl:		Rating:														
GENERAL INFORMATION				WSFlue:		Rating:		Other												
Grade: C - Average				CONDOS INFORMATION				Upper												
Year Blt:	1926	Eff Yr Blt:			Location:				Lvl 2											
Alt LUC:		Alt %:			Total Units:				Lvl 1											
Jurisdict:		Fact: .			Floor:				Lower											
Const Mod:				% Own:				Totals RMS: 10 BRs: 4 Baths: 2 HB												
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL								
Prim Int Wal	2	- Plaster			Functional:		%	Interior:	2	5	2									
Sec Int Wall:		%			Economic:		%	Additions:												
Partition:	T	- Typical			Special:		%	Kitchen:												
Prim Floors:	3	- Hardwood			Override:		%	Baths:												
Sec Floors:		%			Total:	31	%	Plumbing:												
Bsmnt Flr:	12	- Concrete			CALC SUMMARY				Electric:											
Subfloor:					Basic \$ / SQ:	180.00		COMPARABLE SALES				Heating:								
Bsmnt Gar:	2				Size Adj.:	1.14715910		Rate	Parcel ID	Typ	Date	Sale Price								
Electric:	3	- Typical			Const Adj.:	0.98000199														
Insulation:	2	- Typical			Adj \$ / SQ:	202.359														
Int vs Ext:	S				Other Features:	112000														
Heat Fuel:	2	- Gas			Grade Factor:	1.00														
Heat Type:	5	- Steam			NBHD Inf:	1.00000000														
# Heat Sys:	2				NBHD Mod:															
% Heated:	100				LUC Factor:	1.00														
Solar HW:	NO	Central Vac: NO			Adj Total:	627494														
% Com Wal		% Sprinkled			Depreciation:	194523														
					Depreciated Total:	432971														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 089.0-0001-0021.0												IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:								